



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON OCTOBER 27, 2010 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President	John Devereux, Director
Wayne Johnson, Vice President	Ruth Southard, Director
Cris Barrera, Secretary	Bill Burdick, Director
Elizabeth Woods, Treasurer	

IN ATTENDANCE

14 Homeowners were in attendance
Nancy Triggs, Clubhouse Manager
Alex Taylor, representing the managing agent, Association Management, Inc.

HOMEOWNER/GUEST FORUM

No homeowners had business before the Board.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The president, Ron Gerlach, presided and the managing agent assisted in recording the minutes.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted.

CONSIDERATION OF MINUTES

Approval of the minutes of the meeting held September 29, 2010 was deferred until the November meeting.

PRESIDENT'S REPORT

Ron Gerlach reported that the Board had agreed by unanimous consent to authorize up to \$3,000 for legal and other expenses related to the transfer of the nature reserve to the Association. On a motion duly made the Board ratified that action.

Mr. Gerlach also proposed changes to the handling and posting of minutes beginning with the October Board Meeting. On a motion duly made the procedure was approved.

On a motion duly made the Board approved appointment of Thordean Campbell to replace Scott Vaughan on the Communications Committee and Joyce Wormser as a member of the Elections Committee. The Board accepted Mr. Vaughan's resignation with regret and thanked him for his service to the community.

Mr. Gerlach reported that Bob Stockinger's research findings regarding signs in the community were being given to the Facilities Committee for pricing and recommendation on how to proceed.

TREASURER'S REPORT

Elizabeth Woods reported on the September 30, 2010 financial statement. The Operating Fund balance was \$341,179, including \$1,051 from the current year deficit. Although the deficit was expected because operating expenses increase during the summer months then decline again in the fall, the actual deficit was less than expected. The actual deficit was \$14,764 less than the amount budgeted because of higher than projected revenues. The Operating Fund's cash balance of \$395,109 included \$163,288 held in a checking account and about \$232,000 held in certificates of deposit. The fund balance for reserves was \$879,031 with the same amount in cash. Approximately \$627,000 was invested in certificates of deposit with \$251,650 in a checking account. Approximately \$142,000 had been expended from the replacement Fund for the gate system, house painting and redoing the outdoor furniture. Ms. Woods briefly reviewed the major line item variances and explained the importance of maintaining a surplus as it provided a safety net against unexpected expenses. The Treasurer's Report was accepted.

Cris Barrera asked whether it was possible to include the prior year's same month results on the financial statements. The managing agent advised that he did not know whether that was possible but was to check into doing so. Ms. Woods advised she could manually create such a report during her normal review of the statements.

MANAGEMENT REPORT

The managing agent reviewed his written report of actions taken including:

- Pursuit of nominal value for all parcels owned by the Association. Applications had been submitted for all parcels not already nominally valued. At the request of Elizabeth Woods, the managing agent is to copy her on all future correspondence with Harris County on the subject.
- Continued follow up to obtain a meeting with Friendswood Development regarding the pool deck and final development plans. Brian Gibson with

Friendswood was responding but was in an accident that postponed a meeting originally scheduled to be held October 21, 2010.

- Comcast had refunded all of the credits due for past overbilling and was also to remove late payment penalties. The Villas Master board was also seeking to renegotiate the contract to obtain more favorable terms for the constituent communities.
- The walls along Scarsdale had been power washed.
- Review of the open service requests as of October 26, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- The Board approved maintenance of the Hufcor partitions by Griesenbeck Architectural Services per their quote of \$920 for up to 8 hours of work at the rate of \$115 per hour. The Board had previously authorized \$460 for Griesenbeck to perform an inspection. That previous payment will be applied to the \$920 total.
- Jan Pro was sent notice of termination via certified mail.
- The Board approved the cleaning contract with Aracelli Torres and accepted the fact that the contractor did not carry workers compensation coverage.
- The phone line at the gatehouse was eliminated and the Board agreed to forego adding international service on the fax line.
- One or more of the benches around the lake are in poor condition. The matter was referred to the Facilities Committee to recommend appropriate action.
- Steve Wynn returned the pressure washer under warranty and obtained a full refund and purchased a better model.

COMMITTEE REPORTS

Finance: Elizabeth Woods submitted a copy of the minutes from the Finance Committee meeting held October 25, 2010. The Committee recommended as follows:

- That the operating budget, capital budget and revised reserve requirement be approved, and that monthly assessments should remain at \$210 for 2011. On a motion duly made the Board approved the 2011 Budget.
- That the BellaVita Board seek legal advice to determine what legal options are available regarding the repairs to the pool deck to enable the Board to decide whether to pursue legal action. On a motion duly made, the Board authorized up to \$1,000 for legal expenses related to defects in the pool deck. The Board deferred further action on this matter to Executive Session.
- That the BellaVita Board request AMI to submit applications requesting nominal values for all properties; to maintain copies of all applications; and to monitor HCAD accounts until nominal values are obtained for all properties. The

Committee also recommends that the Treasurer be designated to work with AMI to monitor progress regarding obtaining nominal value. On a motion duly made the recommendation was approved.

Elections: Carol Uran submitted the Committee's 2011 elections recommendations for review by the Board. The Board deferred a decision pending clarification of one point.

Facilities: Ron Gerlach proposed a revised policy regarding door maintenance whereby the Committee would have the authority to approved maintenance on a door prior to two years and the Committee shall provide a report of such occurrences to the Board on a monthly basis to allow trending reviews for policy adjustments. On a motion duly made the policy was approved.

Grounds: Becky Spedden reported that the Committee recommended having Houston Lawn mow an additional five foot strip along the fenceline in the nature reserve for an additional \$25.00 per month. The board agreed and authorized Ms. Spedden to proceed. Ms. Spedden further reported that there would be no pest or ant treatment along the path of this five foot strip as it would not stop any pests from crossing the path and would be a waste of money.

ADDITIONAL BUSINESS

Sales Office Task Force: Bill Burdick reported that the Task force recommended re-opening discussions with Lennar regarding BellaVita's taking over the sales office. The task Force included James Warner, Jim Thompson, Lyndon Sanders and Tom Rohwer.

Homeowner Concerns: Cris Barrera submitted the homeowner concerns. The Board reviewed the concerns and referred them for action as appropriate.

Villas Master: John Devereux reported that Villa Verde in a Town Hall Meeting had voted 3 to 1 to opt out of the Comcast contract if such could be negotiated. He also reported that the new \$15 alarm permit fee being charged by the City of Pearland is effectively payable following a "false alarm". Those who had never had a "false alarm" or who have never turned on the service do not have to pay the fee. He also advised that there was a new goose on the lake that tended to dominate the sidewalk but that the goose did not appear to be overly aggressive.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session.

RECONVENE IN OPEN SESSION

The Board reconvened in open session and instructed the managing agent as follows:

- Offer an exit interview to a former employee.
- Send a check equal to 50% of the lowest quote to Dr. Wood as a good faith gesture to assist with damage to his vehicle in a gate incident last spring.
- Notify Vic Damiani that his request for windshield replacement due to gate damage was declined on the basis that it appeared Mr. Damiani attempted to tailgate another driver through the gate.
- The Board agreed to obtain legal input regarding options available to the Association in dealing with Friendswood Development and Watts Pools regarding repairs needed to the pool deck resulting from possible latent defects.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held November 17, 2010 at 3:00 p.m. in the Club BellaVita Ballroom.

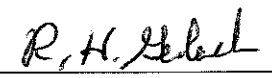
ADJOURNMENT

There being no further business, the meeting adjourned.

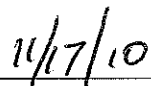
Respectfully Submitted,



Recording Secretary



Approved



Date